



**Board of Commissioners of Cook County  
Minutes of the Business and Economic Development Committee**

**Tuesday, February 19, 2019**

**11:05 AM**

**Cook County Building, Board Room  
118 North Clark Street, Chicago, Illinois**

**ATTENDANCE**

**Present:** Gainer, Anaya, Britton, Lowry, Miller, Moore, Morrison and Morrison (8)

**Absent:** Deer (1)

**PUBLIC TESTIMONY**

**Chairman** asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.

**1. Mark Armstrong**

[19-1889](#)

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 1/22/2019

**A motion was made by Commissioner Morrison, seconded by Commissioner Morrison, to approve 19-1889. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Lowry, Miller, Moore, Morrison and Morrison (8)

**Absent:** Deer (1)

[19-1277](#)

**Sponsored by:** TONI PRECKWINKLE (President) and JOHN P. DALEY, Cook County Board Of Commissioners

**PROPOSED RESOLUTION**



**HOG SHED VENTURES LLC 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** Hog Shed Ventures LLC

**Address:** 830 West 40th Street, Chicago, Illinois 60607

**Municipality or Unincorporated Township:** City of Chicago

**Cook County District:** 11

**Permanent Index Number:** 20-05-200-039-0000; 20-05-200-152-0000 and 20-05-200-151-0000

**Municipal Resolution Number:** City of Chicago, Resolution approved October 31, 2018

**Number of month property vacant/abandoned:** 18 months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 25 full-time jobs

**Estimated Number of jobs retained at this location:** 55 full-time jobs and 20 part-time jobs

**Estimated Number of employees in Cook County:** same as above

**Estimated Number of construction jobs:** # full-time, # part-time

**Proposed use of property:** Industrial use - warehouse and distribution

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and



**WHEREAS**, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS**, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS**, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS**, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS**, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**A motion was made by Vice Chairman Anaya, seconded by Commissioner Morrison, to recommend for approval 19-1277. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Lowry, Miller, Moore, Morrison and Morrison (8)

**Absent:** Deer (1)

19-1280

**Sponsored by:** TONI PRECKWINKLE (President) and KEVIN B. MORRISON, Cook County Board Of Commissioners

**PROPOSED RESOLUTION**

**BALANSTAR CORPORATION 6B PROPERTY TAX INCENTIVE REQUEST**



**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** BalanStar Corporation

**Address:** 170 Lively Blvd., Elk Grove Village, Illinois

**Municipality or Unincorporated Township:** Elk Grove Village

**Cook County District:** 15

**Permanent Index Number:** 08-22-402-040-0000; 08-22-402-041-0000 and 08-22-402-042-0000

**Municipal Resolution Number:** Village of Elk Grove Resolution No. 67-17

**Number of month property vacant/abandoned:** Six (6) months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** Two (2) - five (5) full-time jobs

**Estimated Number of jobs retained at this location:** 10 full-time jobs

**Estimated Number of employees in Cook County:** Same as above

**Estimated Number of construction jobs:** 15-20 construction jobs

**Proposed use of property:** Industrial use - manufacturing, warehousing and distribution

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that



justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS**, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS**, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS**, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS**, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**A motion was made by Commissioner Morrison, seconded by Commissioner Morrison, to recommend for approval 19-1280. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Lowry, Miller, Moore, Morrison and Morrison (8)

**Absent:** Deer (1)

19-1281

**Sponsored by:** TONI PRECKWINKLE (President) and SEAN M. MORRISON, Cook County Board Of Commissioners

**PROPOSED RESOLUTION**

**MASTERPIECE ACQUISITIONS, LLC 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real



Property Assessment Classification 6b application containing the following information:

**Applicant:** Masterpiece Acquisitions, LLC

**Address:** 340 Howard Avenue, Des Plaines, Illinois

**Municipality or Unincorporated Township:** Des Plaines

**Cook County District:** 17 District

**Permanent Index Number:** 09-30-101-024-0000

**Municipal Resolution Number:** City of Des Plaines, Resolution No. R-153-18

**Number of month property vacant/abandoned:** Four (4) months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** Two (2) - five (5) full-time jobs

**Estimated Number of jobs retained at this location:** 23 full-time jobs, one (1) part-time job

**Estimated Number of employees in Cook County:** Same as above

**Estimated Number of construction jobs:** 40-50 construction jobs

**Proposed use of property:** Industrial use - warehousing and distribution

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and



**WHEREAS**, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS**, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS**, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS**, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**A motion was made by Commissioner Morrison, seconded by Commissioner Morrison, to recommend for approval 19-1281. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Lowry, Miller, Moore, Morrison and Morrison (8)

**Absent:** Deer (1)

19-1311

**Sponsored by:** TONI PRECKWINKLE (President) and STANLEY MOORE, Cook County Board Of Commissioners

**PROPOSED RESOLUTION**

**ASHLAND LLC CLASS 6B SUSTAINABLE EMERGENCY RELIEF (SER)**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) application containing the



following information:

**Applicant:** Ashland LLC

**Address:** 14200 South Paxton Avenue, Calumet City, Illinois 60409

**Length of time at current location:** 30 years

**Length of time property under same ownership:** 65 years

**Is there evidence supporting 10 years of the same ownership and/or occupancy (tenancy):** Yes

**Age of the Property (Building):** Average of 30 years old

**Municipality or Unincorporated Township:** Thornton

**Cook County District:** 4

**Permanent Index Number(s):** (6) PINs: 29-01-100-004-0000; 29-01-200-007-0000; 29-01-300-001-0000; 29-01-400-005-0000; 29-01-400-019-0000; 29-01-400-022-0000

**Municipal Resolution Number:** Resolution 18-41 approved August 9, 2018

**Evidence of Economic Hardship:** Yes

**Number of blighting factors associated with the property:** 4-Dilapidation, Obsolescence, Presence of Structures Below Minimum Code Standards, Deterioration

**Has justification for the Class 6b SER program been provided?:** Yes

**Estimated # of jobs created by this project:** 2 full-time, 0 part-time

**Estimated # of jobs retained at this location:** 59 full-time, 0 part-time

**Estimated # of employees in Cook County:** 59 full-time, 0 part-time

**Estimated # of construction jobs:** TBD

**Proposed use of property:** Industrial - Manufacturing: Chemical solutions

**Living Wage Ordinance Compliance Affidavit Provided:** Yes



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**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) that provides an applicant a reduction in the assessment level for a long-term existing industrial enterprise that meets the qualifications of the SER program ; and

**WHEREAS**, the Cook County Classification System for Assessment requires that an applicant under the Class 6b SER program provide evidence justifying their participation in the subject program; and

**WHEREAS**, Class 6b SER requires a resolution by the County Board validating the property for the purpose of the Class 6bSER Program; and

**WHEREAS**, the industrial enterprise that occupies the premises has been at the same location for a minimum of ten years prior to the date of the application for the Class 6b SER Program;

**WHEREAS**, the industrial enterprise that occupies the premises has submitted evidence of economic hardship to the Cook County Bureau of Economic Development supporting a determination that participation in the Class 6b SER Program is necessary for the industrial enterprise to continue its operations at its current location and maintain its staff, and without the Class 6b SER the industrial enterprise would not be economically viable causing the property to be in imminent risk of becoming vacant and unused; and

**WHEREAS**, the applicant is not receiving another Cook County Property Tax Incentive for the same property; and

**WHEREAS**, the municipality states the Class 6b SER is necessary for the industrial enterprise to maintain its operations on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of the Class 6b SER program; and

**WHEREAS**, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b SER can receive a significant reduction in the level of assessment from the date that the application is approved by the Cook County Assessor. Properties receiving Class 6b SER will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**WHEREAS**, the applicant understands that the Class 6b SER classification is not renewable and also the applicant vacates the specific real estate while the Class 6b SER is in place the designation will terminate and the assessment level will immediately revert back to the 25% assessment level; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is meets the requirements of the Class 6bSER Program; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor



A motion was made by Commissioner Moore, seconded by Commissioner Morrison, to recommend for approval 19-1311. The motion carried by the following vote:

Ayes: Gainer, Anaya, Britton, Lowry, Miller, Moore, Morrison and Morrison (8)

Absent: Deer (1)

19-1382

Sponsored by: ALMA E. ANAYA, BRIDGET GAINER, LUIS ARROYO JR, SCOTT R. BRITTON, JOHN P. DALEY, DENNIS DEER, BRIDGET DEGNEN, BRANDON JOHNSON, BILL LOWRY, DONNA MILLER, STANLEY MOORE, KEVIN B. MORRISON, SEAN M. MORRISON, PETER N. SILVESTRI, DEBORAH SIMS, LARRY SUFFREDIN and JEFFREY R. TOBOLSKI,  
Cook County Board Of Commissioners

**PROPOSED ORDINANCE AMENDMENT**

**ESTABLISHING THE COOK COUNTY COMMISSION ON SOCIAL INNOVATION FOR JOB CREATION, WORKFORCE DEVELOPMENT, ENTREPRENEURSHIP, COMMUNITY REVITALIZATION, AND INDUSTRIAL DEVELOPMENT**

**WHEREAS**, the municipalities throughout Cook County, including inner-city Chicago and those comprising the Chicago Southland, are facing high unemployment and other economic challenges; and

**WHEREAS**, high levels of economic distress in the aforementioned areas have been reported in the *Distressed Community Index* from Washington D.C. based, Economic Innovation Group, that shows high levels of inequality; and

**WHEREAS**, people throughout Cook County are urgently seeking knowledge-based, innovation-driven solutions to social problems relating to education, health care, unemployment, and poverty.

**NOW, THEREFORE, BE IT ORDAINED**, by the Cook County Board of Commissioners that Chapter 14 Community Development, Article IX, sections 14-89 through 14-97 of the Cook County Code, is hereby enacted as follows:

**Sec. 14-89. Short title**

This chapter shall be known and may be cited as the "Ordinance Establishing the Cook County Commission on Social Innovation."

**Sec. 14-90. Declaration**



The County Board hereby establishes the Cook County Commission on Social Innovation.

**Sec. 14-91. Definitions**

The following words and terms shall have the meanings set forth in this section, except where otherwise specifically indicated:

*Board of Commissioners* or *County Board* means the Board of Commissioners for Cook County, Illinois

*Commission* means the Cook County Commission on Social Innovation created by this ordinance.

*Chairperson* means the chairperson of the Cook County Commission on Social Innovation.

*County* means Cook County, Illinois.

*Cook County Code* means the Code of Ordinances of Cook County, Illinois.

*Inner City* means any area within a municipality's boundaries that is facing economic challenges economically distressed, especially an area of high unemployment.

*Members* means members of the Cook County Commission on Social Innovation.

*Ordinance* means this ordinance creating the Cook County Commission on Social Innovation.

*Social Innovation* means (a) novel solutions to social problems which are more effective, efficient, sustainable, or just compared to current solutions, for which the value created accrues primarily to society rather than to private individuals, and (b) ideas that promote public, private, and philanthropic collaboration in order to create positive effects on areas with economic challenges.

*Southland* includes, but is not limited to the south-side of Chicago, the South incorporated municipalities of Suburban Cook County, and the unincorporated areas of South Suburban Cook County.

**Sec. 14-92. Purpose**

The purpose of this ordinance is to create the Cook County Commission on Social Innovation, which shall engage in the following activities:

(a) The commission shall make actionable policy recommendations to help achieve the following purposes:

- (1) To strengthen the capacity of the inner city and the Southland and, generally, of the County to work cooperatively with relevant stakeholders to create, scale, and sustain innovative social programs;



- (2) To build the capacity of nonprofit organizations and government to pursue entrepreneurial ventures in the inner city and the Southland and in the County; and
  - (3) To attract investment and philanthropic funding to the inner city and the Southland and to the County to support these ventures.
- (b) The commission shall advise the County Board and the heads of the County's agencies and departments.
- (c). The commission shall gather empirical information on social innovation, social entrepreneurship, and social enterprise.
- (d). The commission shall receive and consider reports and testimony from individuals, government departments, community-based organizations, nonprofit organizations, foundations, and other public and private organizations (whether or not based in the County) about how social innovation and entrepreneurship can accelerate progress on social issues, work cross-sector, and advance social and economic development goals.
- (e) The commission shall identify promising strategies that have been used in other communities, counties, states and countries to encourage cross-sector collaboration on social issues.
- (f) The commission shall identify useful strategies to educate and train citizens, nonprofit organizations, governments, students, and businesses on entrepreneurial concepts specifically as applied in the social sector.
- (g) The commission shall serve as (1) a resource for the County's agencies and departments in common cause to promote the Southland's and the County's data-driven social innovation ecosystem in collaboration with other relevant actors; and (2) the County's social innovation laboratory, convening a broad and diverse array of interests and expertise within and across sectors to facilitate cooperation and the co-creation of innovative solutions to social problems.

**Sec. 14-93. Compliance with law**

As a body empowered by the Cook County Board, the Cook County Commission on Social Innovation shall comply with all applicable federal and state laws, rules, regulations and orders.

**Sec. 14-94. Chairperson and committee membership**

The Cook County Commission on Social Innovation shall consist of the following persons who shall serve as commissioners each of whom shall reside within the corporate boundaries of Cook County and shall serve without compensation—but may be reimbursed by the County for reasonable expenses incurred in the performance of commission duties:



(a) The Chair and/or Vice-Chair of the County Board's Business and Economic Development Committee, who shall serve as the commission's Chairperson.

(b) A Vice Chairperson designated by the Chairperson who shall be responsible for the day-to-day operations of the commission.

(c) The Executive Director of the South Suburban Mayors and Managers Association or his or her designee.

(d) The Bureau Chief of the Cook County Bureau of Economic Development or his or her designee.

(e) The Chair of the Cook County Economic Development Advisory Committee or his or her designee.

(f) The Superintendent of the Cook County Department of Transportation and Highways or his or her designee.

(g) A mayor or manager of a municipality in the Southland, to be designated by the Chairperson as a member of the commission.

(h) Up to twenty (20) other persons appointed by the Chairperson who shall represent the diversity of the County and reflect the various disciplines necessary or desirable to ensure the commission's success.

**Sec. 14-95. Term of office; vacancies**

(a) The term of each commissioner designated under subsections 14-94(a) through (h) shall coincide with his or her term of public office if such commissioner is the officeholder, or with the term of public office of the designating officeholder if such commissioner is the designee.

(b) Vacancies on the commission shall be filled in the same manner that original appointments are made and shall be filled for the unexpired term of the commissioner whose place has become vacant.

**Sec. 14-96. Quorum requirement**

A quorum, being a majority of the commissioners then in office, shall be necessary in order to conduct all hearings of the Cook County Commission on Social Innovation.

**Sec. 14-97. Operations**

(a) The commission shall meet at least once per month.



(b) The commissioners, under the direction of the Chairperson, shall organize themselves into committees and subcommittees, which may be permanent or ad hoc. Committees and subcommittees may include, as non-voting members, members of the public and relevant subject matter experts who are not commissioners.

(c) The Chairperson of the commission shall appoint the chairperson of each committee.

(d) The chairperson of each committee shall appoint the chairperson of each subcommittee within the jurisdiction of that committee.

(e) Meetings of each committee or subcommittee shall be held at intervals determined by the chairperson of the respective committee or subcommittee.

(f) The commission may receive donations of money, labor, services, or other things of value from any public or private agency or person.

(g) The commission shall respond to assignments from County agencies and County departments in a timely fashion and shall submit reports to the County Board at least annually. Such reports shall address the plans, actions, and resources needed to achieve the commission's purposes.

(h) The commission shall serve as a research organization for the County Board regarding social issues, incubating proposed solutions to social problems, and advancing them for further consideration and, upon approval, for implementation. The goals of such collaboration shall include cooperation in prototyping or modeling innovative social solutions, field-testing such solutions, and evaluating their results to ensure that such solutions are practicable and to reduce the risks associated with their implementation.

(i) All aspects of the commission's work shall be governed by the Open Meetings Act, 5 ILCS 120/1 to 120/7.5, and by the Freedom of Information Act, 5 ILCS 140/1 to 140/11.5. Members of the public shall be encouraged to attend and constructively participate in the commission's meetings.

**Effective date:** This ordinance shall be in effect immediately upon adoption.

**A motion was made by Vice Chairman Anaya, seconded by Commissioner Moore, to recommend for approval 19-1382. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Lowry, Miller, Moore, Morrison and Morrison (8)

**Absent:** Deer (1)

**ADJOURNMENT**

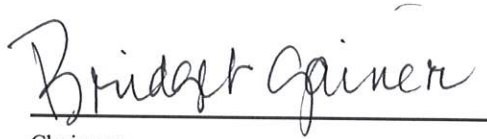


A motion was made by Commissioner Morrison, seconded by Vice Chairman Anaya to adjourn meeting. The motion carried by the following vote:

**Ayes:** Gainer, Anaya, Britton, Lowry, Miller, Moore, Morrison and Morrison (8)

**Absent:** Deer (1)

Respectfully submitted,

  
Chairman

  
Secretary

A video recording of this meeting is available at <https://cook-county.legistar.com>.